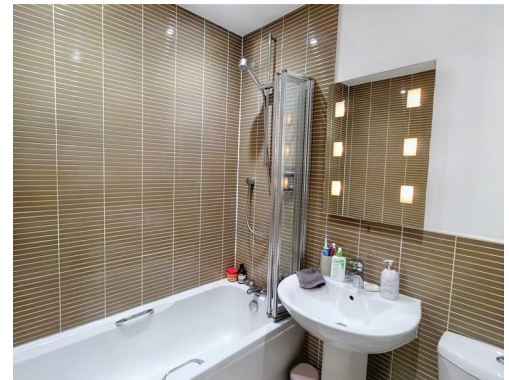


121 Hanby Close,
Fenay Bridge HD8 0FZ

OFFERS OVER
£270,000



BEAUTIFULLY PRESENTED AND DECEPTIVELY SPACIOUS THIS FOUR/FIVE BEDROOM END TOWNHOUSE BOASTING VERSATILE LIVING ACCOMMODATION, ENCLOSED REAR GARDEN AND OFF ROAD PARKING FOR MULTIPLE VEHICLES.

FREEHOLD / COUNCIL TAX BAND C / ENERGY RATING C.

PAISLEY
PROPERTIES

ENTRANCE HALLWAY

You enter the property through a part glazed uPVC door into the welcoming entrance hallway which has plenty of space to remove / store coats and shoes. There is laminate flooring, a side facing window and a handy under-stairs cupboard provides excellent storage for household items. Doors lead to the shower room/WC, utility room, study/bedroom four and a second sitting room/bedroom five. A staircase with timber balustrade ascends to the first floor.



SITTING ROOM/BEDROOM 5/OFFICE 16'7" x 7'8"

Currently used as an extra sitting room, this versatile room could also be a home office or bedroom five. With ample space for freestanding furniture and views over the drive and street scene beyond, laminate flooring underfoot and a door leads through to the entrance hallway.



SHOWER ROOM 9'6" x 2'3"

This useful room is fitted with a three piece white suite including a low level WC, pedestal hand wash basin and shower cubicle with bi fold glass screen. There are mosaic effect tiled splash backs, tile flooring underfoot, a side obscure window and a door leads to the entrance hallway.

BEDROOM FOUR 10'5" x 7'0"

This versatile room currently used as a fourth bedroom, but could alternatively make a great home office, hobby room or playroom if required. The room benefits from an integrated glazed sliding wardrobe and space for freestanding furniture. Patio doors open to the conservatory and a further door leads back to the entrance hallway.



CONSERVATORY 8'11" x 7'6"

Flooded with natural light this great addition to the home is currently used as a gym and could provide space to entertain or to sit and enjoy the garden. With practical tile flooring underfoot, a door which opens to the rear garden and patio doors lead back through to bedroom four.



UTILITY/KITCHEN 6'3" x 6'1"

A handy utility room is fitted with oak wall and base units, contrasting roll top work surfaces, square tiled splash backs and a sink and drainer with mixer tap over. There is plumbing for a washing machine and tile flooring underfoot. An external door opens to the rear garden and an internal door leads back to the entrance hallway.

FIRST FLOOR LANDING

Stairs ascend from the entrance hall to the first floor landing which has a front and side facing window and doors to the living room and dining kitchen. A second staircase with timber balustrade rises to the second floor.



LOUNGE 14'11" x 13'3"

Spanning the rear of the property, this beautifully presented living room has ample space for freestanding furniture, a window and a Juliette balcony lets in an abundance of light, overlooks rear garden and gives rooftop views. Double timber doors lead through to the dining kitchen allowing an open plan feel and a door leads back to the landing.



DINING KITCHEN 14'2" x 8'4"

This attractive dining kitchen is fitted with a range of modern oak wall and base units, contrasting roll top work surfaces, tiled splash backs and a one and a half bowl stainless steel sink and drainer with mixer tap over. Integrated appliances include an electric oven, four ring gas hob with extractor fan over and plumbing for a dishwasher or washing machine. There is space for a freestanding fridge freezer along with plenty of room for a dining table and chairs to enjoy family meals. Spot lights to the ceiling and laminate flooring completes the room and a door leads to the landing.



SECOND FLOOR LANDING

Stairs ascend from the first floor to the second floor landing which has a side facing window and cupboard housing the property's hot water tank. A loft hatch with wooden foldable ladder provides access into the boarded loft space and doors lead to the three bedrooms and the house bathroom.

BEDROOM ONE 12'11" x 9'8"

Situated to the front of the property, this generously sized double bedroom has space for freestanding furniture and is bursting with natural light courtesy of the front facing Juliette balcony window. The room is beautifully decorated in neutral tones and doors lead through to the en-suite shower room and landing.



EN SUITE SHOWER ROOM 6'0" x 5'1"

Fitted with a three piece white suite including a shower cubicle with glass screen, vanity hand wash basin and low level W.C. A front obscure glazed window floods the room with light, there is tile flooring underfoot, spotlights to the ceiling and a door leads to the bedroom.



BEDROOM TWO 10'0" x 8'11"

Another good sized double bedroom located to the rear of the property with a pleasant roof top views through it's window. The room is tastefully decorated and benefits from plenty of space for freestanding furniture and a door leads through to the landing.



BEDROOM THREE 10'0" x 6'1" max

Bursting with natural light and positioned to the rear of the property, this single bedroom has space for freestanding furniture and a rear facing window that has a similar outlook to bedroom two. A door leads through to the landing.



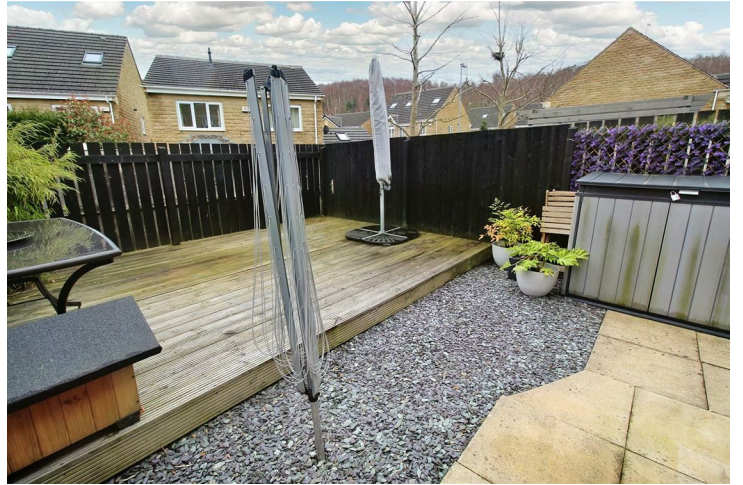
BATHROOM 5'10" x 5'1"

Located within easy reach of all the second floor bedrooms this well equipped house bathroom is fitted with a white three piece suite which comprises a bath with shower over and bifold glass screen, low level W.C and a pedestal hand wash basin with mixer tap over. The space is partially tiled with eye catching wall tiles, there are spotlights overhead and tile flooring underfoot. A door leads through to the landing.



REAR GARDEN

To the rear of the property there is a wonderful fence enclosed garden which has a range of spaces to enjoy, a decking area ideal for outdoor dining, decorative shale and patio area. The garden also benefits from an outdoor electric socket and water tap. A timber gate provides access to the side of the property.





EXTERNAL FRONT AND DRIVEWAY

To the front of the property is a double driveway with parking for multiple vehicles, outdoor tap and a useful bin store with extra space for storing tools or garden equipment.





MATERIAL INFORMATION

TENURE: Freehold

ADDITIONAL PROPERTY COSTS:

COUNCIL AND COUNCIL TAX BAND TAX: Kirklees, Band C

PROPERTY CONSTRUCTION: Stone

PARKING: Driveway

UTILITIES:

*Water supply & Sewerage - Mains

*Electricity & Gas Supply - Mains

*Heating Source - Gas

*Broadband & Mobile -

BUILDING SAFETY:

RIGHTS AND RESTRICTIONS:

FLOOD & EROSION RISK:

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:

PROPERTY ACCESABILITY & ADAPTATIONS:

COAL AND MINEFIELD AREA:

AGENT NOTES

Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.

You are advised to check availability and book a viewing appointment prior to travelling to view.

MORTGAGES

Harry Mason at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Harry, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

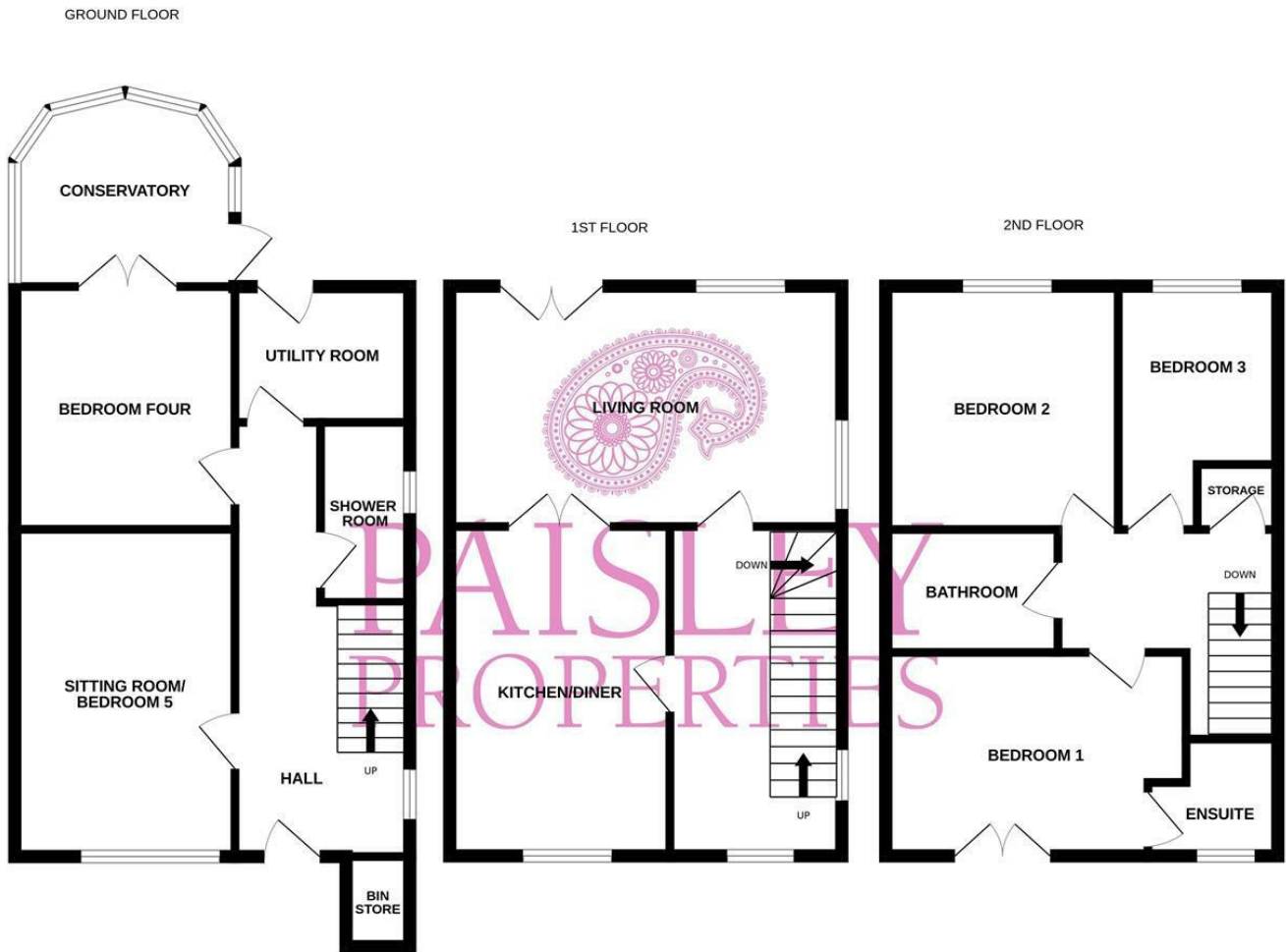
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY

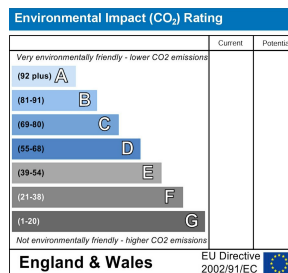
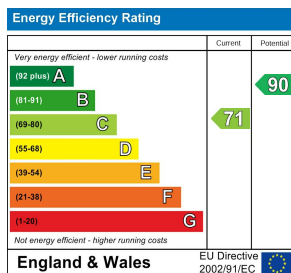
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

SURVEY TEXT

We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / office@paisley-surveyors.co.uk for a free, no obligation quote or for more information.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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